

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**JANUARY 27, 2005**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, JANUARY 27, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.**

❖ **PLANNING COMMISSION ITEMS**

1. Approval of December 23, 2004 meeting minutes.
2. Case No.: DR2004-10  
Request: Authorize the advertisement of an amendment to the Subdivision Regulations regarding public utility easements associated with lot splits, plats and vacations  
Presenting Planner: Neil Strahl

❖ **SUBDIVISION ITEMS**

**Items 3-1 to Items 3-3 may be taken in one motion unless there are questions or comments.**

3. Consideration of Subdivision Committee recommendations from the meeting of January 20, 2005. Darrell Downing, Mitch Mitchell, Gary Gibbs, Denise Sherman, Harold Warner Jr., Bill Johnson, James Barfield present. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 3-1 (SUB2005-01) Approved, vote (7-0); Agenda Item 3-2 (SUB2005-02) Approved, vote (7-0);  
Agenda Item 3-3 (DED2004-33 and DED2004-34) Approved, vote (7-0);  
Agenda Item 4-1 (VAC2004-67) Approved, vote (6-0); Agenda Item 4-2 (VAC2004-68) Approved, vote (7-0);  
Agenda Item 4-3 (VAC2004-69) Approved, vote (6-1); Agenda Item 4-4 (VAC2004-70) Approved, vote (7-0);
- 3-1. **SUB2005-01 – One-Step Final Plat – HANNEMAN ADDITION, located on the east side of Meridian and south of 37<sup>th</sup> Street North.**  
Engineer: Baughman Company, P.A.  
Acreage: 1.26  
Total Lots: 1
- 3-2. **SUB2005-02 – One-Step Final Plat – CROSS POINTE ADDITION, located on the south side of 21<sup>st</sup> Street North and on the east side of Greenwich Road.**  
Engineer: PEC, P.A.  
Acreage: 59.4  
Total Lots: 13
- 3-3. **DED2004-33 – Dedication of Access Control and DED 2004-34 – Dedication of a Drainage and Utility Easement, located on the northeast corner of 21st Street North and Webb Road.**  
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

## ❖ **PUBLIC HEARINGS – VACATION ITEMS**

### **ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

Items 4-1 to 4-4 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 4-1. **VAC2004-67 – Request to Vacate a Platted Alley, located north of MacArthur Road and west of Baehr Street, located midway between West Street and the Big Ditch Cowskin Floodway.**
- 4-2. **VAC2004-68 - Request to Vacate Contingent Street Right-of-Way, located southwest of the Triple Crown Street – Buckskin Street intersection, generally located approximately 1/4 mile east of 127<sup>th</sup> Street East and south of Harry Street.**
- 4-3. **VAC2004-69 - Request to Vacate a portion of Volutsia Avenue, located between Eighth Street North and Orchard Street, generally located two blocks east of Hillside and two blocks south of Ninth Street.**
- 4-4. **VAC2004-70 - Request to Vacate a Platted Utility Easement, located northwest of 21<sup>st</sup> Street North and Greenwich Road.**

## ❖ **PUBLIC HEARINGS – ZONING ITEMS**

### **ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

- 5. Case No.: DR2004-09  
Request: Midtown Neighborhood-wide Rezoning Proposal. Presentation of the proposed rezoning, and request to approve the rezoning.  
General Location: North Boundary – 18<sup>th</sup> Street North, South Boundary – Murdock, East Boundary – Santa Fe, West Boundary – Little Arkansas River.  
Presenting Planner: Jess McNeely
- 6. Case No.: CON2004-42  
Request: Conditional Use to allow a nightclub within 200 feet of a residential zoning district  
District Advisory Board: One heard January 3, 2005  
General Location: North of Central and west of Cleveland  
Presenting Planner: Jess McNeely  
**MAPC deferred December 23, 2004**
- 7. Case No.: CUP2004-61  
Request: Amendment #1 to DP247 – 127<sup>th</sup> Retail Center Community Unit Plan  
District Advisory Board: Two will hear February 7, 2005  
General Location: Southwest corner of Central and 127<sup>th</sup> Street East  
Presenting Planner: Donna Goltry
- 8. Case No.: CON2004-45  
Request: Conditional Use to extract sand and gravel on property zoned “SF-5” Single-family Residential and “LC” Limited Commercial  
District Advisory Board: Six heard January 19, 2005  
General Location: North of K-96 between Hoover and West Street  
Presenting Planner: Dale Miller

## ❖ **PLANNING COMMISSION ITEMS**

9. Case No.: DR2003-16  
Request: Amendments to the Wichita-Sedgwick County Comprehensive Plan  
Presenting Planner: Dave Barber
10. Case No.: DR2005-01  
Request: The City of Kechi seeks Annexation of a Tract of Land located immediately east of I-135, adjacent to the City of Kechi – Resolution No. 04-528  
Presenting Planner: Dave Barber
11. Case No.: DR2005-02  
Request: The City of Kechi seeks Annexation of Land located near the intersection of Hydraulic and 93<sup>rd</sup> Street, adjacent to the City of Kechi – Resolution No. 04-529  
Presenting Planner: Dave Barber
12. Other matters/adjournment.

**John L. Schlegel Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission**